

093.0

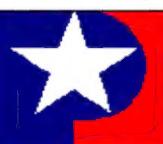
0002

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
576,000 / 576,000
576,000 / 576,000
576,000 / 576,000
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		OVERLOOK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAPRIO PHYLLIS G TR	
Owner 2: TR OF CAPRIO FAMILY TR	
Owner 3:	

Street 1: 92 OVERLOOK RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1013 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5540	Sq. Ft.	Site		0	70.	1.06	5										410,339						410,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5540.000	165,700		410,300	576,000		60203
							GIS Ref
							GIS Ref
							Insp Date
							10/25/18

Total Card	0.127	165,700		410,300	576,000	Entered Lot Size
Total Parcel	0.127	165,700		410,300	576,000	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	568.61	/Parcel:	568.61	Land Unit Type:
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Parcel ID 093.0-0002-0011.0

!7594!

PRINT Date Time

12/30/21 05:50:21

LAST REV Date Time

07/31/19 10:13:23

apro

7594

ASR Map:

Fact Dist:

Reval Dist:

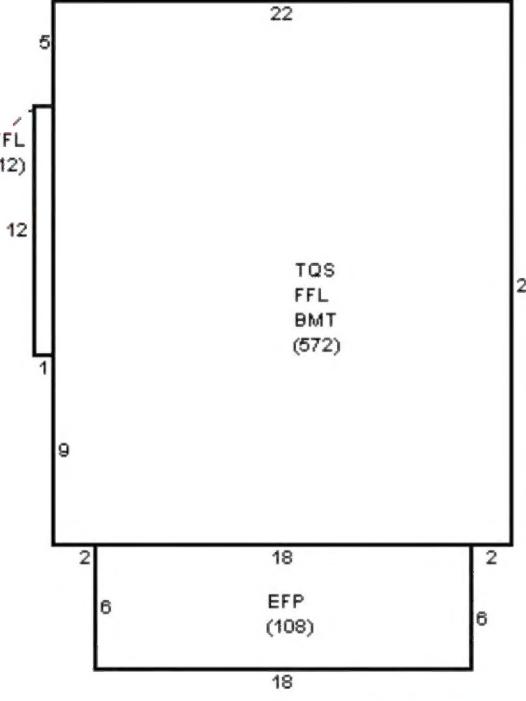
Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Average															
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units	1								
Color: TAN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1925	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct:	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster		Functional: S - Size	10. %	Interior:	1	5	2										
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	37.9 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electric:											
Subfloor:		Basic \$ / SQ: 135.00		Heating:													
Bsmnt Gar:		Size Adj.: 1.35000002		General:													
Electric: 3 - Typical		Const Adj.: 0.98000199															
Insulation: 2 - Typical		Adj \$ / SQ: 178.605															
Int vs Ext: S		Other Features: 49750															
Heat Fuel: 1 - Oil		Grade Factor: 1.00															
Heat Type: 5 - Steam		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 266876															
% Com Wal	% Sprinkled	Depreciation: 101146															
		Depreciated Total: 165730															
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 093.0-0002-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
 <p>Residential Grid Sketch showing property boundaries and dimensions. The sketch is a rectangle with a width of 26 and a height of 12. It includes labels for 'FFL (12)', 'TQS', 'FFL', 'BMT (572)', 'EFP (108)', and '18' (representing a 18x18 grid). The sketch is labeled '22' at the top and '5' at the bottom right.</p>																	
 <p>Photograph of a two-story house with a light-colored exterior, a gabled roof, and a front porch. The house is surrounded by trees and a lawn.</p>																	